

## Message Text

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ACTION NEA-10

INFO OCT-01 ISO-00 SSM-03 EB-07 COME-00 OMB-01 TRSE-00  
AGRE-00 CIAE-00 DODE-00 PM-04 H-01 INR-07 L-03  
NSAE-00 NSC-05 PA-01 PRS-01 SP-02 SS-15 USIA-06  
/067 W

-----071326 061728Z /46

R 061411Z JUL 77  
FM AMEMBASSY CAIRO  
TO SECSTATE WASHDC 6949

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E.O. 11652: N/A  
TAGS: ECON, ECRE  
SUBJECT: LAND SALES EXCEED EXPECTATIONS AT TENTH OF RAMADAN CITY

1. ACCORDING TO GOE COORDINATOR FOR HOUSING AND RECONSTRUCTION HASABALLAH AL KAFRAWI, LAND SALES AT TENTH OF RAMADAN CITY (LOCATED TO THE NORTHEAST OF CAIRO ON ROAD TO ISMALIA) FIRST ANNOUNCED BY PRES. SADAT MAY 30, HAVE PROVEN TO BE UNQUALIFIED SUCCESS. FIRST OFFERING OF TWO MILLION SQUARE METERS OF RESIDENTIAL AREA TO WORKERS AND FARMERS AT 50 PIASTERS PER SQ. METER SOLD OUT IN TWO HOURS. PRESIDENT SADAT DIRECTED THAT OFFICE BE KEPT OPEN FOR ANOTHER TWO DAYS DURING WHICH AN ADDITIONAL THREE MILLION SQUARE METERS OF INDUSTRIAL LAND. ANOTHER ONE MILLION SQUARE METERS OF INDUSTRIAL LAND. BUYERS WERE TOLD THAT THEY WOULD ALSO HAVE TO PAY ONE-HALF COSTS OF INFRASTRUCTURE INSTALLATION IN FOUR ANNUAL INSTALLMENTS. (GOE HAD PREVIOUSLY ANNOUNCED IT WOULD BEAR COSTS OF INFRASTRUCTURE.) ACCORDING TO KAFRAWI, BUYERS AGREED TO THIS ADDITIONAL CHARGE WITHOUT OBJECTION. NEXT OFFERING WAS RESERVED FOR PROFESSIONALS (DOCTORS, LAWYERS, JOURNALISTS, ENGINEERS). SALE LASTED THREE DAYS AND ALL THREE MILLION SQUARE METERS ALLOTTED WERE SOLD AT SAME PRICE OF 50 PIASTERS PER SQ. METER.

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PROFESSIONALS, HOWEVER, WILL HAVE TO BEAR FULL INFRASTRUCTURE INSTALLATION COSTS. ONE FURTHER OFFERING BEING PLANNING FOR ANOTHER INDUSTRIAL AREA IN MID-JULY.

3. ACCORDING TO KAFRAWI, GOE WAS SURPRISED AND GRATIFIED BY ENTHUSIASTIC PUBLIC RESPONSE AND WILL HOLD LAND SALES IN OTHER PROPOSED NEW CITIES (INCLUDING SADAT CITY) AS

SOON AS POSSIBLE.

4. COMMENT. RESPONSE IS INDEED SURPRISING SINCE FIVE MILLION OF THE EIGHT MILLION SQ. METERS SOLD FOR RESIDENTIAL USE WERE PURCHASED BY THE "POOR". RESPONSE IS AT LEAST PARTLY DUE TO TRADITIONAL EGYPTIAN DESIRE FOR LAND OWNERSHIP. PLANNERS OF BOTH TENTH OF RAMADAN AND SADAT CITY, HOWEVER, ARE FRUSTRATED BY GOE ACTIONS. THEY POINT OUT SALE IS DESIGNED PURELY AS PUBLIC RELATIONS MOVE AND WILL ONLY LEAD TO SPECULATION; PEASANTS WILL NOW SELL TO SPECULATORS WITH NO INTEREST IN DEVELOPING LAND. PLANNERS ALSO NOTE THAT THERE IS NO IDENTIFIED SOURCE OF FINANCING FOR ANY OF NEEDED INFRASTRUCTURE AT TENTH OF RAMADAN CITY.

5. IN RELATED DEVELOPMENT, PRESIDENT SADAT HAS AUTHORIZED FORMATION OF NEW CITIES DEVELOPMENT AUTHORITY UNDER KAFRAWI TO BEGIN HANDLE IMPLEMENTATION OF THE COMPLETED PLANS.  
EILTS

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## Message Attributes

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